



# City of Harrisonburg, Virginia

## Planning Commission Meeting

November 9, 2011

7:00 p.m.

Regular Meeting  
409 South Main Street

**1) Call to order, roll call, determination of quorum, and review/approval of minutes from the September 14, 2011 regular meeting.**

**2) New Business**

*Special Use Permit – Fence Height (VMRC)*

Public hearing to consider a request from Virginia Mennonite Retirement Community (VMRC) for a special use permit per Section 10-3-48.4 (8) of the Zoning Ordinance to allow a fence to exceed the 6-foot, on average, fence height within the R-3, Medium Density Residential District. Along with being zoned R-3, the property has the benefit of the I-1, Institutional Overlay District. The property is located along Park Road, Spruce Court, Villa Drive, and Hawthorne Circle and can be found on tax map 52-D-9.

*Special Use Permit – 1559 Red Oak Street*

Public hearing to consider a request from Acorn Enterprises, Inc. with representative Jeff Robb, of Lee & Associates, for a special use permit per Section 10-3-97 (10) of the Zoning Ordinance to allow recreational and leisure time activities within the M-1, General Industrial District. The property is located at 1559 Red Oak Street and can be found on tax map 56-G-1.

*Special Use Permit – 1106 Reservoir Street*

Public hearing to consider a request from Alan E. Strawderman with representative Lynn Koerner, of Global Tower, for a special use permit per Section 10-3-91 (4) of the Zoning Ordinance to allow a communications tower, no more than 125-feet in height, within the B-2, General Business District. The property is located at 1106 Reservoir Street and can be found on tax maps 14-L-0 & 7.

**3) Unfinished Business**

**4) Public Input**

**5) Report of secretary and committees**

*Proactive Zoning*

**6) Other Matters**

*Proposed Parking Lot Landscaping Ordinance*

**7) Adjournment**

Staff will be available Monday December 12, 2011 at 4:30 p.m. for those interested in going on a field trip to view the sites for the December 14, 2011 agenda.